



THE KEITH COMPANIES

July 16, 1991

03387.00

Mr. Gary Powley
McDonnell Douglas Realty Co.
18881 Von Karman Avenue
Suite 1200
Irvine, CA 92715

Subject: Proposal for Mapping Services
16-Acre Site and 30-Acre Site in
Harbor Gateway District, City of Los Angeles

Dear Mr. Powley:

Thank you for the opportunity to present this proposal. Our staff has worked on several projects in the City of Los Angeles and is familiar with the processing of plans through the City. Current and recent projects include:

Cemetery Mapping / Oakwood Memorial Park
Public Storage / Various L.A. Locations
Greyhound Facility Expansion
Westhills Plaza / Vons Expansion

Since we were unable to obtain a preliminary title report for the subject property during the preparation of this proposal, we have outlined two options in our Scope of Services. However, from a mapping standpoint, option 2 would be preferred since it would map the entire site at a minimal additional cost.

We had desired to provide a scope for an A.L.T.A. however, until the property limits are more properly defined and until we have reviewed the preliminary title report, we are unable to define or budget for this scope of services properly.

In addition, based upon research and conversation with the City of Los Angeles Subdivision Section and past experience in the preparation of Tentative Maps and Final Maps, we have determined the following:

1. A conservative estimate for the tentative map review and approval period would be approximately 36-40 weeks. In discussions with City staff, it was indicated that a 26-week (6 months) turn around is possible but that would be the absolute minimum time needed.
2. The City of Los Angeles does not offer any overtime plan checking.



Planning

Engineering

Environmental
Services

Landscape
Architecture

Land
Surveying

Public Works

Water Resources

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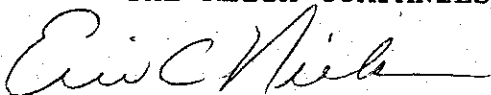
3. Plan checking will be performed in the City's downtown office by City staff.
4. The tentative map does not go before the City Council.
5. If Option 1 is possible, the City of Los Angeles will require two separate maps for each of the subject non-contiguous parcels.

If you find this proposal to be satisfactory, we will forward a contract for your signature to which this letter and Scope of Services will become a part.

We eagerly anticipate working with you and look forward to providing you with the quality service necessary to help meet your goals.

Sincerely,

KEITH ENGINEERING, INC.,
dba THE KEITH COMPANIES



Eric C. Nielsen, P.E.
Vice President, Engineering

ECN/jpr

Attachment



EXHIBIT "A"
SCOPE OF SERVICES

General Introduction

The general intent of this Scope of Services is to prepare saleable parcels from approximately 170 acres of land of approximately 17 and 34 acres. Two options are provided, the final choice will be based on Client preference and review of title to determine if Option 2 will not be a required option.

OPTION 1

Introduction

This Scope of Services has been prepared by The Keith Companies with the intent to prepare and process two (2) Parcel Maps for the two (2) McDonnell Douglas sites (\pm 16.7 acres and \pm 34 acres) in the Harbor Gateway District, in the City of Los Angeles. The two parcels of land are situated within \pm 170 acres of land bounded by Normandie Avenue on the east, 190th Street on the north and Western Avenue on the west. This proposal is based on the attached site plan prepared by CB Commercial.

- A. Research Fee: \$ 1,120.00

All necessary public agencies will be visited by one of The Keith Companies' staff for updated schedules, standards and reference plans, etc., to assist in the preparation of the Tentative Parcel Map and Final Map.

- B. Tentative Parcel Maps Fee: \$ 8,000.00

Two Tentative Parcel Maps will be prepared and processed to allow parcelization of each property. The Tentative Parcel Maps will conform to the standards of the Subdivision Map Act and the requirement of the City of Los Angeles. We will include with said maps, the attendance of two public meetings. The budget for this line item assumes that both the maps will be prepared and processed concurrently.

- C. Boundary Survey Fee: \$ 7,440.00

The Keith Companies will perform a boundary survey in order to allow preparation of the two Final Parcel Maps. Scope of work would include review of the title report and back-up documents and compilation of all research data.



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D. Final Parcel Maps Fee: \$ 8,538.00

Upon review of all field work and record data, a true boundary will be calculated and two final parcel maps based upon the approved Tentative Parcel Maps will be prepared.

E. Final Monumentation Fee: 1,950.00

Monumentation will be set after map recordation as required by the City of Los Angeles.

Option 1 Total Fee:

\$27,048.00
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OPTION 2

Introduction

This Scope of Services has been prepared by The Keith Companies with the intent to prepare and process a Parcel Map for the entire \pm 170 acres of land owned by McDonnell Douglas. The land is bounded by Normandie Avenue on the east, 190th Street on the north, Western Avenue on the west and is located within the Harbor Gateway District in the City of Los Angeles. This proposal is based upon an attached site plan prepared by CB Commercial.

A. Research Fee: \$ 1,120.00

All necessary public agencies will be visited by one of The Keith Companies' staff for updated schedules, standards and reference plans, etc., to assist in the preparation of the Tentative Parcel Map and Final Map.

B. Tentative Parcel Map Fee: \$ 7,000.00

A Tentative Parcel Map will be prepared and processed to allow parcelization of the entire parcel (\pm 170 acres) up to six parcels as depicted on the attached Site Plan. The map will conform to the standards of the Subdivision Map Act and the requirements of the City of Los Angeles. We will include with said maps, the attendance of two public meetings.



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C. Boundary Survey Fee: \$ 8,000.00

The Keith Companies will perform a boundary survey in order to allow preparation of a final parcel map. Scope of work would include review of the title report and back-up documents and compilation of all research data.

D. Final Parcel Map Fee: \$ 10,038.00

Upon review of all field work and record data, a true boundary will be calculated and a final parcel maps based upon the approved tentative parcel map will be prepared.

E. Final Monumentation Fee: \$ 4,950.00

Monumentation will be set after map recordation as required by the City of Los Angeles.

Option 2 Total Fee: \$31,108.00



EXHIBIT "B"
ASSUMPTIONS AND EXCLUSIONS

In order that the tasks involved in performing the above Scope of Services are understood, we are listing the following assumptions and exclusions made in preparing the Scope and Fees:

1. Extra work, meetings, changes, or calculations required or incurred by others (i.e. Architects, Engineers, Owners, Builders, Consultants, etc.) which are not specifically listed herein shall be provided by us at the client's request on an hourly basis at our standard rates.
2. There is a 4 hour minimum for field work. Surveyor's time begins and ends at our office.
3. Our estimate is based on certain assumptions made at the time of the estimate from prior experience and the information accumulated to date. These assumptions will be found to be valid or invalid by actual field survey, computation, record and title review as the survey progresses. We have no control over weather conditions, density of vegetation, site conditions, the number of stakes or locations a particular contractor might require or desire, existence of record survey monuments, etc. We attempt to be as specific and complete as possible in the Scope of Services items. Should any of these assumptions or estimated quantities prove invalid, the cost of the survey may change. This is your notice that this estimate is subject to change, based upon those assumptions, and is a firm figure only where those assumptions prove correct.

In the event that there are changes, our office will contact you immediately, and a revised fee estimate will be established if necessary.

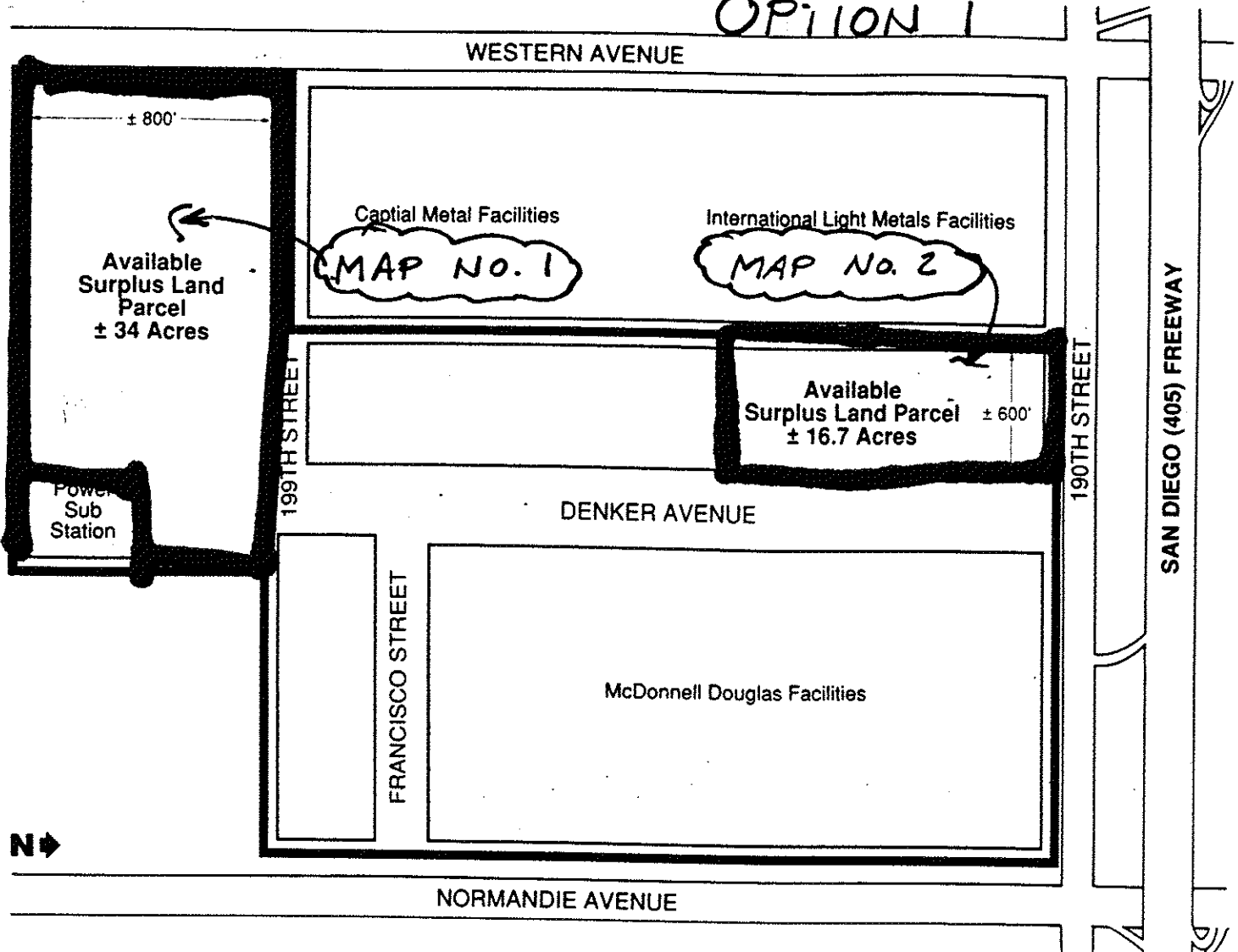
4. Engineering design is not included herein, except as stated in Scope of Services.
5. We assume that the entire project will be completed concurrently in one phase.
6. Client will provide all title information.
7. Client's title company will provide the notification package which includes the 500' radius map and certified list of owners of adjacent properties.



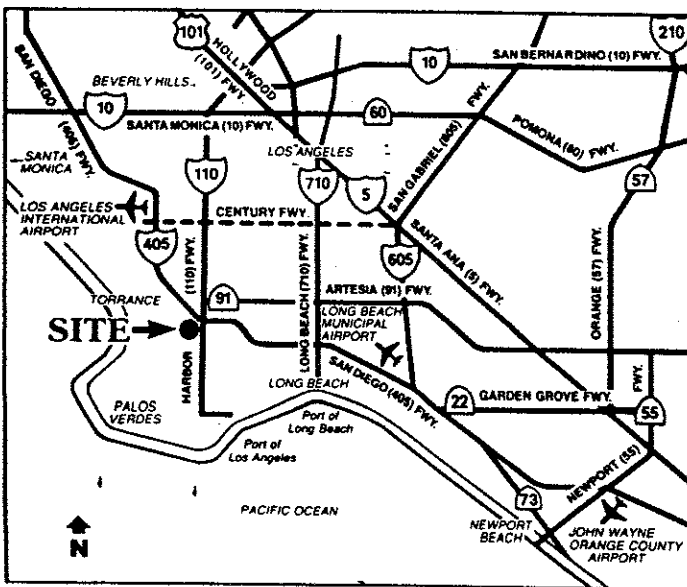
SITE PLAN

NOT TO SCALE

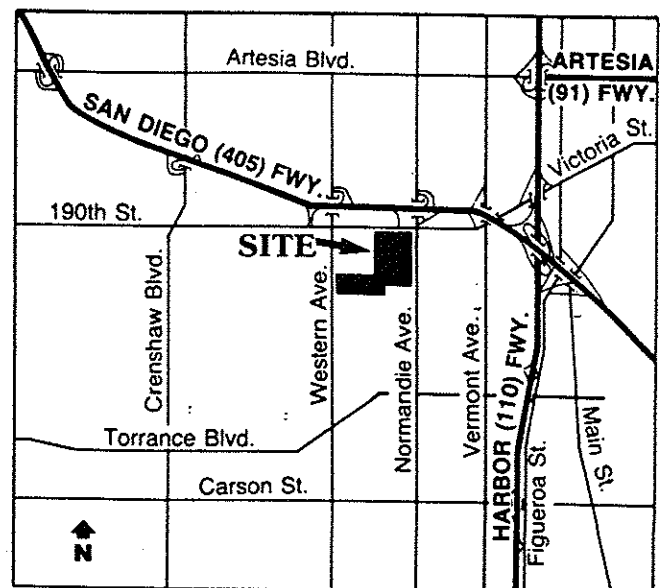
OPTION 1



FREEWAY MAP



LOCAL MAP

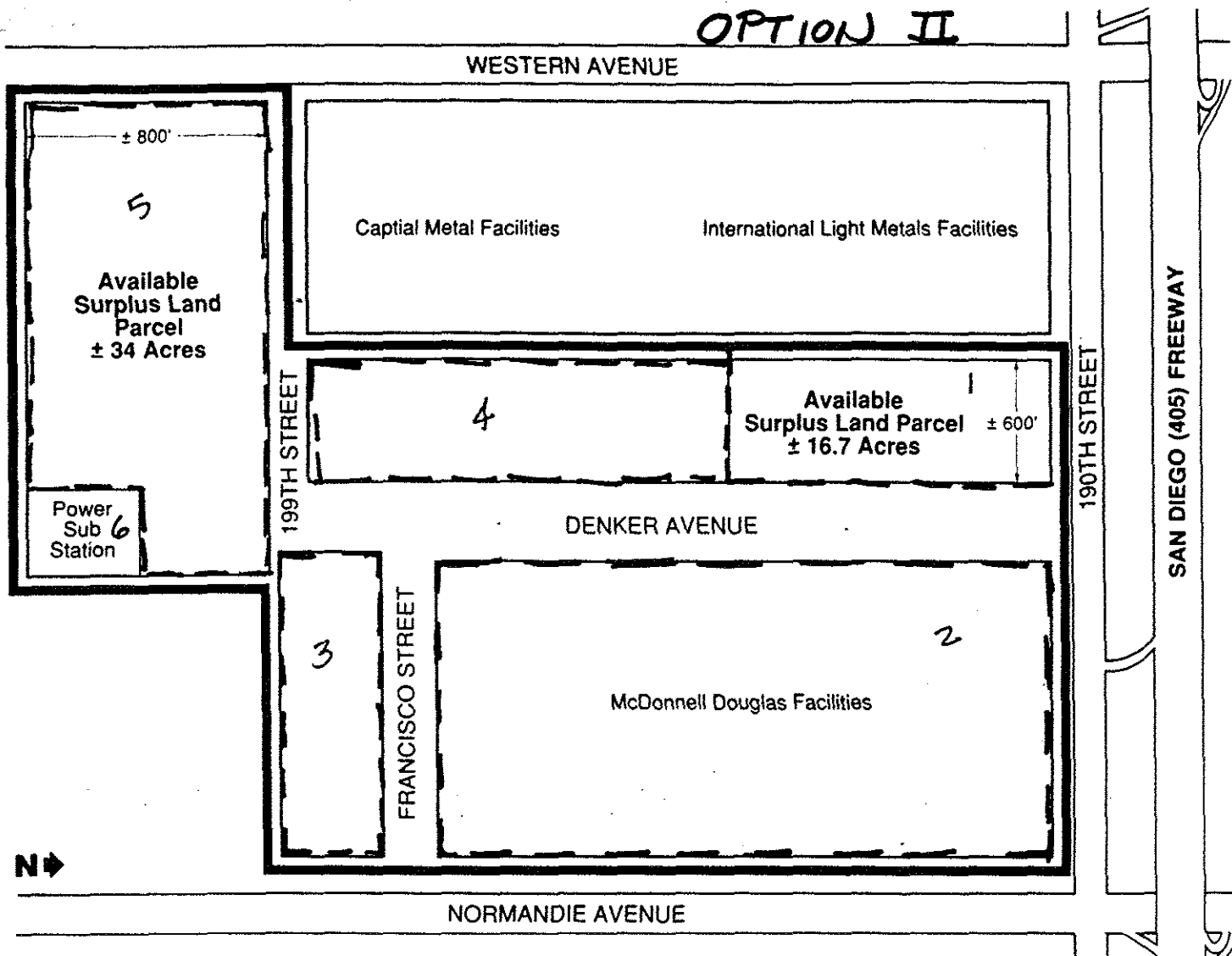


The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

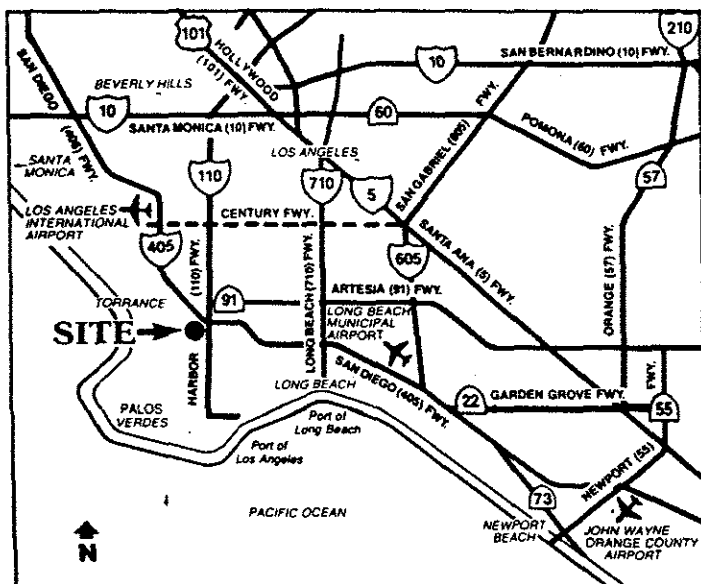
SITE PLAN

NOT TO SCALE

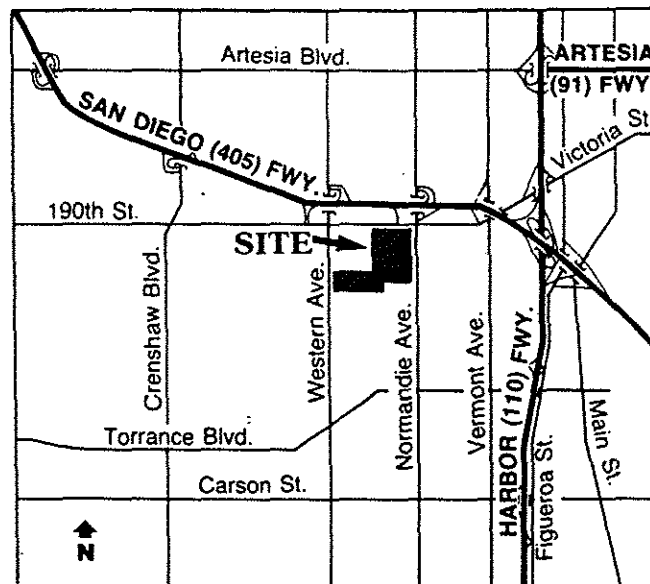
OPTION II



FREEWAY MAP



LOCAL MAP



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TORRANCE PARCEL MAP

BID ANALYSIS

<u>ITEM #</u>	<u>SCOPE OF WORK</u>	<u>KEITH</u>	<u>PSOMAS</u>
1	Research	\$1,120	\$ included
2	Tentative Map	8,000	6,000
3	Boundary Survey	7,440	included
4	Final Map	8,538	13,000
5	Final Monumentation	1,950	2,500
6	Environmental Form	included	2,500
7	Project Management - Preliminary Stage	included	8,500 (T&M)
8	Project Management - Final Stage	included	8,500 (T&M)
9	Hillside/Flood Info.	included	1,500
10	Public Hearing Posting	included	500
11	Client Meetings	as needed	2,500
	TOTAL	<u>\$27,048</u>	<u>\$45,500</u>

GAP/lah
Revised 09/26/91

APPROVED
MPP
10-1-91